

NEWINGTON TOWN PLAN AND ZONING COMMISSION

April 28, 2010

Regular Meeting

Chairman David Pruett called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m. in the Town Council Chambers at the Newington Town Hall, 131 Cedar Street, Newington, Connecticut.

I. ROLL CALL

Commissioners Present

Commissioner Anest
Commissioner Casasanta
Commissioner Hall
Commissioner Pane
Chairman Pruett
Commissioner Schatz
Commissioner Aieta
Commissioner Carragher
Commissioner Lenares

Commissioners Absent

Commissioner Hall

Staff Present

Ed Meehan, Town Planner

Commissioner Carragher was seated for Commissioner Hall.

II. PUBLIC HEARINGS

A. Proposed DRAFT 2020 Plan of Conservation and Development Draft #3, March 24, 2010 - Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from April 14, 2010.

Chairman Pruett: As you know tonight, ladies and gentlemen we are going to do a composite of what we have accomplished so far on the ten year plan and this is the third draft, the result of a series of seven public hearings, and where well over one hundred residents added their input. Thanks to your input, a lot of those provisions were placed into the plan. Quite frankly, the public input was instrumental in helping shape this document in a very favorable way. I'd like to state that the TPZ Commissioners were very giving of their time, and their expertise. We have conducted four special meetings, prior to our regular meetings, and I'd like to take this opportunity to thank them for their hard work and their extra effort. Also, I would like to thank our Town Planner, Ed Meehan, he wears many hats in this town, and he does an outstanding job for us and also he's the brains behind our power point presentation. You will see in this presentation that there are several areas of concern, that were emphasized and they are, one, the protection of the town's natural resources and open space; two, maintaining the small town character that appeals to the vast majority of residents that Newington be a medium density single family, owner occupied community; three, maintain the existing boundaries of the zones in the town center and it's three story maximum building height and four, develop and reuse of older sites to promote jobs and to increase our grand

list. Also, for the record, this hearing is still open. We have a tentative date to close it on May 12th, providing we get the input from the Town Council, if not, it will continue to be open. With that Ed, I will come down here and continue.

This is our plan, revised and dated March 24th. As you will see that it has been on-going. It's been open to the public, and basically on the chapter and guidelines of the Connecticut State Statutes which requires all towns to file a ten year plan. The Town Council will hold a public hearing, they listened to our proposal last night on our revisions, and they are going to do their diligence and come up with additions to the plan, revisions, or accept it as submitted. Any section of the plan or recommendation not endorsed by the Town Council may only be adopted by the TPZ by a vote of not less than two-thirds of all members of the Commission, or referred to as a super majority.

Ed Meehan: I will just take a minute to go into Trends and Opportunities. As we go through the report, you will see that the Chairman is going to highlight the language that has been changed, proposed to be changed, in blue, and I'm going to deal with the basic nuts and bolts of the plan. The Trends and Opportunities that shape the plan that the Commission looked at going out ten years and the way it was forecast is our limited supply of available developable land. We are basically land poor in Newington with just over six hundred acres of vacant land available. The re-use of commercial properties and the better use of land that is already developed to redevelop those parcels is essential to the continued grand list growth, as well as taking advantage of good locations both from the marketing point of view but also because of infrastructure. We feel that we may be strategically located in the long run, over the next ten years to possibly take advantage of bus and rail transit. Plans by the State Department of Transportation, they have been in the news recently as well as the last several years, we have opportunities at Cedar and Fenn and Newington Junction both for rail and possibly inter-city commuter transit by train. Our housing stock is aging, it's over forty years old, this is a concern, it is a necessity which drives the strategies for housing quality in neighborhoods. Another demographic issue is the growing age of our population, by 2020 over thirty percent of the residents are projected to be over sixty years old in Newington.

Chairman Pruet: On the Trends and Opportunities Revisions were, with ninety-two percent developed – more emphasis on protecting open space; residential quality, more emphasis on protecting neighborhoods from blight; Newington's location could be beneficial- recognizing long range development potential opportunities of state bus and rail transit exist.

On our vision statement, there are no changes to that, we are going to protect our environmental resources, maintain our historic resources, our housing stock. Again, you will see this theme repeated, ongoing that we are a primarily a medium density single family owner occupied community. High density developments may be considered where transit services and opportunities for mixed use are compatible with adjacent land capacity. We have placed a high priority on the town center, we continue to recognize that our quality of life is influenced by non-residential land use that support our town's grand list, and continue to use our location within the Capitol Region as an asset to encourage new development. On our revisions on our vision statement Newington will protect it's environmental resources, identifying additional open space will be a priority as will the stewardship of the community's land resources.

The appearance of the Town Center will be a priority, it's compact size and boundaries will be maintained, not expanded into adjacent residential areas.

Non-residential land uses are important to the Town's grand list and changes in zoning districts will be evaluated based on the characteristics of the surrounding area.

Newington's location in the Capitol Region is an asset for the development and reuse of older sites in harmony with surrounding areas.

Ed Meehan: Again, the Trends and Conditions, looking forward, because of the population slowing down, we expect because of the population size as far as households and ages, we may see a flattening or a decrease in population in Newington by the 2020 census. We're waiting to see the results of the 2010 census. We're holding just about 30,000 population level. Our households are going to be smaller, fewer children, older households. Again, age is going to be a concern, special needs and special services for people who are over sixty, and we expect that the housing construction of new homes will continue to slow down because of the availability of very few residential parcels left in town.

Existing land use, again the highlight here is based on our inventory and analysis. We have 685 acres remaining that might be vacant in the sense that there is no development on these pieces, but over sixty-three percent of these, 433 acres, have limitations which could affect development and which, under good town planning you would want to avoid areas of flood plain, steep slope and inland wetlands.

On the flip side of that, we've looked at this and one way of looking at this as an opportunity, and some of the 433 acres can be protected through public organizations and can increase our inventory of open space by five percent. So this is another way of looking at what might be a lemon turned into lemonade so to speak, to grow our protected open space.

As far as what is left, the developable pieces are evenly split between residential and non-residential. Two hundred and fifty two acres is not a lot of land over the next ten years, so we will have to be more pro-active in how we reuse existing sites.

This is an illustration of the existing land use map as the town sat in 2009. The white areas on this map indicate the parcels that are remaining and the arrow that I am moving around, the cursor, on the map, you see very few white areas. Primarily along the Fenn Road, this long strip of white land, don't be deceived by this, this is about eighty-five, ninety percent wetland and flood plain so it is not really usable. The pieces over on Cedar Mountain which the Commission spent a lot of time talking about, three large parcels of land, again, environmental limitations along the western side of these pieces because of slopes over fifteen percent and some significant pockets of wetland in this area. On the south end of town, near Griswoldville/Deming, the eleven acres left over from the Peckham farm on the corner, a developable piece in the sense that it is high and dry. Pieces down further on Deming, at the corner there is a piece that is now under development for age-restricted housing, showing here as vacant, the golf driving range might come in for re-use in this area and then further up Culver, the Haltman Farm, is the last operating farm in town. Very small pieces of other parcels around town that are actually vacant and available for development. The purpose of the Plan, the town Planning and Zoning Commission as the Chairman stated at the beginning of the presentation is required by state statute, as all municipalities in Connecticut, to update our long range plan at least every ten years. This Commission has been working on this plan in bits and pieces for probably the last three or four years, the slowdown in development work has given us the opportunity to really press hard on this, to wrap it up. We're going to make an effort, if we can, if the timing is right, maybe in the next ten years or other opportunities along the way, to take an extraordinary step and get the notice out more thoroughly to all property owners, and try to do something through our tax bill notices, an innovative way to maybe get the plan message out.

Chairman Pruet: In that area too, to increase the notification and networking within the community to our residents, we had a proposal by Mr. Pane, and he inserted in there that most of the Plan of Conservation and Development will be amended and sent out with the tax bills and we will do this, if we can, as long as everything goes according to Hoyle, and everything else matches up when the ten year plan expires and the tax bills come out, so everything will be done to increase our communications.

Ed Meehan: Just quickly, the structure of the plan has not changed from prior drafts, draft three maintains the same structure and it is built around three significant community

development components; conservation component, development component and infrastructure component. Each of these components as you go through the plan have a set of goals, and the goals are followed by complimentary strategies which are intended to be action items for the Planning and Zoning Commission, or other board and commissions and the Town Council to use to try to bring the Plan to fruition. The significant thing about the components are that they are broken down into map areas, and again, strategies which the Commission can take up as an agenda items as they work on the implementation of the Plan. This is a National Resources map, a basic of all community development and where we are as far as our natural resources. The significant thing about Newington is for our small size, highly developed, all these little lines on this map represent property owners. The blue are wetlands and watercourses area that are significant in the sense that we have three major drainage areas in Newington and three major inland wetland systems associated with that. Over in the western side of town, the blue and the green in this red area is the Piper Brook/Mill Brook wetland flood plain system that drains into the south branch of the Park River in Hartford. All this water flows northerly. From the center of town, across the street from Mill Pond Park and near Indian Hill Country Club the water again flows northerly through Mill Brook into the system along Main Street and into Hartford, and the south, and southwestern part of town flow through the Rock Hole Brook system which goes down into West Brook and into Mattabasset in Berlin.

There is a strong ribbon of glacial trap rock that runs along the easterly boundary from the Hartford city line near Cedar Hill Cemetery, all this brown area is steep slopes, twenty to twenty-five percent of the area and runs all the way down along the east side of Newington and there is another critical natural resource area for the town to consider for protection.

Chairman Pruett: On the Conservation component, the changes were, protect the natural resources such as watercourses, wetlands, floodplains, steep slopes over 15 percent and ridgelines. This is zeroing in on Cedar Mountain area of concerns.

Use new permit tracking software to share data among Town departments such as underground fuel tank locations; adopt impervious coverage standards to better control storm water run off impacts; develop standards for slope control and stabilization of rock faces and replanting of open space buffers.

On the Greenway recommendations and revisions, again the theme is to protect our small town character. Even though Newington is a town of 30,000 plus residents, it's a very involved town. Whether it is in athletic support, school PTA's, PTO's, volunteerism on Commissions, whatever, Newington residents enjoy that small town character and we want to emphasize that.

Develop walking and biking trails with the assistance of the business community for the benefit of residents; emphasis should be placed on the preservation of Cedar Mountain and slopes over 15 percent; this concept is alive and well with our open space commission.

Preserve the underdeveloped steep slopes along the western ridgeline of Cedar Crest Hospital and limit site changes to the existing footprint of buildings and parking lots.

Hopefully soon, we will get a decision, and hopefully it will be in our best interest, where we will pick up forty of acres from Cedar Crest Hospital.

Apply for open space grants to acquire the western steep slopes of the private vacant ridgelines properties along Cedar Mountain; establish wetback standards for preservation of the natural contours adjacent to the Old Highway greenway and encourage the Town Council to fund the Land Acquisition account, Article V, Section 48-8, Newington Code.

Ed Meehan: The map that I am illustrating here is the concept long range plan to tie significant open space parcels together, linking existing owned parcels such as the school sites and the town parks into a system unified by trails and walkways. We can take advantage again of our small size, and take advantage of existing open space, for example down in the southeasterly corner of town, the Little Brook, Candlewyck neighborhood, there

is a significant amount of open space in this neighborhood that is linked in with Twenty Rod Road, which is an old highway which is now a greenway, sharing with Rocky Hill and Wethersfield, coming up that area, getting into Churchill Park and then heading westerly over Maple Hill towards the easterly side of town, this large piece of blue property is the future easterly campus of CCSU, working with the University in trying to get a pathway through there. Much of this land has environmental limitations, so it should be protected. We also have some opportunities going down through Rock Hole Brook and the Young Farm which was acquired by the town a few years ago. They have walking trails in the town center, through Mill Pond Park, through the business district in the center and up onto Cedar Mountain through possibly a trail system linking parcels together up to Hartford and up to the section of Hartford where the MDC has a reservoir system.

If this busway ever is built and it is proposed to have an all purpose trail for biking and walking adjacent to the busway, this is this line along the easterly side of Fenn Road. It's also going to be put into use to tie into a system.

Chairman Pruet: You have heard me say before how important Newington is to its residents and again, this theme is reverberating throughout the whole plan that we want to preserve and enhance those things, both physical and otherwise, which contribute to the overall character of Newington's sense of community and small Town character. I was completely impressed with the amount of people who came up and spoke at our meetings, especially the ones that had just moved into Newington. They came to Newington because of the schools, they came to Newington because of the sound government, they came to Newington because of the center district, they came to Newington for low taxes. This very much impressed me with the people who testified for our small town character.

Ed Meehan: The examples that we have put forth in the plan to illustrate some of the features, attributes that we feel that are significant are items such as the Eddy Farm that was acquired with development rights, the purchase of that parcel right across the street. It's a unique piece of property, it's a unique community character to have Mill Pond Park, Indian Hill Country Club and the Eddy Farm and the town government center all in one cluster, a very compact area, with almost three hundred acres of government center and open space and to have an active farm in the middle of the town such of this, is a very nice treasure. We're also featuring the Deming-Young Farm on Church Street which was acquired by the efforts of the Town Council back in I think, '94, '94. A fifty-six acre farm which is passive open space. That is where our community gardens are available for people to use, and it protects a significant wetland resource. Other items identified as resources are Indian Hill Country Club, the Town Green, Mill Pond Park, the Twenty-Rod Road Greenway, Congregational Church, Center Burial Ground in the center, Old Highway, which is a greenway over Cedar Mountain, goes back to when Newington and Wethersfield were one community, the Kellogg-Eddy House, the Kelsey House, and the Lucy Robbins Welles Library across the street, a very well used facility.

Chairman Pruet: In our development component the changes were to Promote a variety of mixed land uses near the intersection of Main and Cedar Street that strengthen Town Center businesses; smaller mixed land uses adjacent to future transit stations when they are established, that's our Newington Junction and the Fenn Road area. The low supply of vacant useable land will require the careful reuse of older obsolete commercial properties for continued grand list growth.

In our Strategies Recommendations, again, not to be redundant, we want to maintain the existing character of the town center district; establish new "transit-related sites" at appropriate locations when transit stations have been established; allow for compatible development and redevelopment along the Berlin Turnpike; protect residential neighborhoods and transitional areas adjacent to commercial properties; enhance and improve community

gateways. The three gateways are Cedar and Fenn, Berlin Turnpike and Rowley and the Berlin Turnpike and Russell Road. Maximize the possibilities of opportunity sites that accomplish the conservation and development goals of the Plan and retain Newington's small town character with emphasis on reuse and redevelopment of existing sites.

Ed Meehan: This is a map which the Commission used over the last couple of years in looking at areas in town which could be available for both redevelopment, reuse and open space protection. We're calling it our Opportunity site map. Twenty-five areas were identified, they are not all development sites. Many of these are sites that, because of their location next to other types of open space or environmental areas would be ideal to add to our open space system. This is a map which we can use both for development purposes as well as long range conservation purposes where we talk to people interested in coming to Newington.

Chairman Pruet: On our Town Center focus, we have twenty-five strategies and some of these that we enhanced were again, maintaining the center's scale, height and density at the same level that they are now; limit the Town Center to the present Business town center district, do not expand along the north side of East Cedar Street between Hawley and Center Court that are residential areas. Consider Constance Leigh Drive vacant land for possible mixed use development opportunity; town hall, senior center and library as a government service center; evaluate reopening Mill & Cedar Street to vehicle access stressing safety of pedestrians and traffic calming; promote a variety of specialized business uses unique to the center; allow mixed use buildings, first floor commercial and second and third floor apartments; use town center design guidelines to promote quality development and architecture; and maintain town center building height at not to exceed three stories. We want to continue with the center streetscape program. We want to look at the traffic calming along the center; continue to work with the post office, we're going to do our best of this one here, to improve the mail drop system so that it is less of a safety hazard; support community events and the efforts of the Downtown Business Association, Waterfall Festival and Chamber of Commerce.

On our Development goals we will continue to provide housing options for a variety of household types, sizes, ages and income groups within safe and stable neighborhoods; protect and conserve the quality of the housing stock and maintain the quality of residential neighborhoods.

The strategies for developmental basically remain the same. Some of the examples are, maintain the medium density single family community of 12,000 square foot lots; protect neighborhoods from commercial encroachment and nonresidential traffic; strengthen buffers between commercial and residential uses; use CIP to maintain quality streets, sidewalks, and neighborhood parks; adopt property maintenance ordinances. Presently, I have been discussing with the Town Attorney and he is going to be submitting ordinances that have more teeth in them to go after people who just ignore blighted areas and not taking care of their property. We will continue housing rehabilitation loans; consider the adoption of design standards that preserve sensitive steep slopes along the east side of Mountain Road. Again, our open space committee is also looking at this too. Expand the supply of affordable elderly housing near the Town Center. Any existing residentially zoned land that is now not developed should remain as currently zoned. This plan shall discourage any change from industrial, commercial and business zoned land to residential. Vacant residential land should stay as currently zoned, not changed to higher density.

Ed Meehan: The Residential Development Plan map illustrates pretty much the pattern of the residential neighborhoods as they evolved over time. The areas north of Cedar Street, up in the northern section of town, and up near Anna Reynolds school and Green school neighborhood are the higher density areas, as far as lot sizes, seven, eight thousand square

foot lots were the custom back in the 1950's and '60's and as the town began to grow more rapidly, in the late '60's and '70's, the land use decision makers then, back in those days increased the size of the lots so as you move southerly in Newington, south of Cedar Street, Robbins and down into the southeast and southwest corner of the town, is predominately where you have the 20,000 square foot lots and quarter acre lots. So the pattern has been set. There are limited areas for multi-family housing in Newington. There are no zones available for that, that was changed back in the mid '90's. Now that is only done by special exception. Those areas are shown in darker brown. Those tend to be the condominium complexes that were built in the 1980's in Newington. As far as key residential areas, again, in the center of town there is the possibility of some mixed use residential with commercial and at the two possible transit development sites, Newington Junction and Cedar and Fenn.

Chairman Pruet: On our Business Development goals develop a range of uses that ensure an adequate supply of land for commercial and industrial purposes; where appropriate reuse and redevelop existing commercial properties to take advantage of good locations and infrastructure; encourage a wide range of business uses without adversely impacting residential areas.

Our strategies, there are twenty-three strategies that we recommend, some of these examples are, Industrial areas, prepare reuse plans for more efficient land coverage; promote reuse of National Welding for a transit oriented development and gateway use with the usage of high density housing; protect industrial use from non-industrial encroachments. On the Berlin Turnpike, the north side of East Cedar Street area, that is the Hunter Development area, treat as currently zoned with controls for height, placement and appearance of structures to preserve the open space quality of the Cedar Mountain ridgeline; Russell Road –East Cedar Street area; protect steep ridgeline slope at fifteen percent, improvement of Berlin Turnpike ramp system, use single point access, curb cut closures and low vehicular generator land uses to moderate traffic impact; control long range development of CCSU 'east campus" stressing traffic and pedestrian safety as well as the environmental limitations of wetland and floodplain; create transit related development zone for mixed use projects at Cedar/Fenn interchange area; promote the redevelopment of the West Hill/Francis Street at Newington Junction as a transit potential area without the use of high density housing; designate area north of Ella Grasso Boulevard for office park uses; promote Berlin Turnpike corridor for regional retail and business services; develop illustrative site plans showing how neighborhood business areas can improve appearance; recognize that home businesses increase employment but their impacts on residential neighbors require special exception conditions and evaluation. This would be closely monitored when businesses come in that want to open their business out of their home.

Ed Meehan: The Business Development Plan map shows the pattern of development in Newington historically over time. The key areas in this map are the Berlin Turnpike corridor, almost three miles of retail uses, professional service uses, that have grown up on the turnpike and changed dramatically over the last fifteen to twenty years to be more of Central Connecticut's regional destination for a lot of people who are looking for a mix of big box stores. The town center, unique characteristics of the center are its walkability, its small scale, its compact size, and the opportunity is there to continue with professional services and personal service uses, perhaps some mixed use housing. Other possibly development areas again, near the transit orientated sites, and then the need to reinforce the quality and characteristic of our light industrial areas along Day Street, down off of Pane Road, Newington Business Park, and up along North Mountain Road.

Chairman Pruet: Our infrastructure component community facilities strategies, 13 strategies recommended, some of them are, Government Center Area – seek to renovate town h

all/community center and expand library based on December 2008 concept site layout; construct library parking along east side of Mill street for safer pedestrian access. Educational Land Uses – utilize existing school sites and facilities to accommodate future enrollment changes; implement the 2007 Parks and Recreation Master Plan; consider consolidation of highway and park's grounds division at one location. On Public Works, consider long range opportunity for a town solid waste transfer facility adjacent to rail siding and state highway access; close Main Street vegetation landfill and reuse for a recycling/composting area and longer range recreation fields expansion.

Ed Meehan: The Community Facilities available in Newington are pretty well set, again, having been developed over the last fifty years. This map illustrates their locations. There are no proposed changes with these. The key would be with community facilities and public works facilities are adequate support and maintenance for good quality services.

Chairman Pruet: Our Transportation strategies, sixteen strategies, and some of the examples are: Use CROG's Cedar Street and Berlin Turnpike studies as long range guides for corridor projects; support short range traffic improvements at the Cedar/Fenn and Ella Grasso Boulevard in conjunction with potential transit related development; work with Connecticut DOT to develop safe access into "east campus" area; reconsider the merits of Maple Hill/Cedar/Alumni realignment plan together with shifting of athletic fields parking location for safer access; continue sidewalk construction along arterial and collector streets with highest priority near schools; request the Connecticut Transit company to evaluate bus routes to determine if the existing Kitts Lane neighborhood might have sufficient ridership potential to warrant service; anticipate possible greater need for public transportation services for town's older population.

Ed Meehan: The transportation map, again, there are no major new roads or routes planned in Newington. We are a creature of the State of Connecticut's highway system. The blue areas on this map, the blue lines represent the, what we call in the hierarchy of roads, the arterial system, your Main Street, Cedar Street, New Britain Avenue, these are the major roads which carry the highest volumes of traffic. Route 9 and the Berlin Turnpike are the major inter-town, inter-regional roads, that serve Newington and that carry quite a bit of commercial and home-bound traffic and then the smaller residential streets which are known in our jargon as collector streets, these are the Connecticut Boulevard, Church Street, Maple Hill, Pane Road, Richard Street which are serving the subdivision areas around town. We are not proposing any changes to any of this road system other than again, good maintenance and making sure that the quality of the roadway and the intersections are cared for. The map is proposed to illustrate the two transit areas at Cedar and Fenn and Newington Junction and that is pretty much essentially what we are talking about with the transportation component.

Chairman Pruet: On Utility strategies we want to complete the MDC water and sanitary systems; use the the town wide storm water study as a guide for correcting problems; where appropriate evaluate town properties for cell towers facilities and consider partnership leases when improved emergency communication and better mobile services for residents will result when adjacent properties are not negatively impacted; work with utility companies to improve telecommunications that increase computer technology for fiber optics and hi-fi services. Our future land use plan, the future land use plan illustrates the location and intensity that is desired. The Plan presents the three component themes of conservation, development and infrastructure and 123 strategies that in summary recommend: The conservation of open space and environmental resources; the development of quality grand list growth, and the maintenance of the town's infrastructure with emphasis for the protection of Newington's small town character.

Ed Meehan: This is the long range future land use plan, as the Chairman said, it pulls a lot of the components together in a graphic form, the open space system, the trails, the transit areas, again, the conceptual areas for development of the town center is high lighted, and I would recommend to get a better look at this, these maps are available up front in hard copies, right in front of the Commission members, or if you go to the Town Planner's web page, and click on the 2020 plan, all this information is available as a document on the town web site, so please look at the maps and give us your feedback.

Chairman Pruet: Okay ladies and gentlemen, that concludes our plan. Forgive my back, I'm going to go back now to my place up there, and I'm going to open it up now for your comments, concerns, under public participation if you would like to participate please come to the podium, state your name and address for the record, and we would love to hear your comments.

Holly Harlow, 11 Edmond Street: Mr. Meehan, last night you said something that I think was a perfect characterization of the 2020 Plan being a balancing act between anything goes, and nothing goes. I think the TPZ has a responsibility which I think the Commissioners have risen to with this draft of the Plan that takes the position that allows the adaptation and how Newington's assets and resources are used or preserved while minimizing the risk that we would be forced into unwanted development by connected and powerful developers and legal maneuvering. I'm much more comfortable that the intent of this draft of the plan discourages the continual consumption of our open spaces and natural resources and environment and encourages the responsible augmentation and improvement of our current assets and innovation in the way that we evolve while maintaining our essential small town character.

Chairman Pruet: Thank you. Further comments from the public?

Bernadette Conway, 177 Hartford Avenue: I want to commend the town Planning and Zoning Commission, every Commissioner and our Town Planner, Ed Meehan. I know how much effort and hard work and effort and time that you put into this Plan and I'm very happy with the changes that you made especially with the removal of the high density housing. It shows that you are looking to protect our town, and the small town feel. You stated that we may not be a small town, but I think that everyone who lives here feels like we live in a small town and we want to protect that. I'm especially happy with all of the high density housing wording, I already said that, but also the redevelopment of unused existing commercial sites, I think that is key to keeping down over development. Protecting our neighborhoods and the blight ordinances I think those are important points. I'm a member of the open space committee and that is something that I was looking for in this plan, the protection of all open space, especially Cedar Mountain. That is something that I was looking for in particular and one of the goals that we have set is that we would like to see some kind of trailways, connecting trailways throughout the town of all open spaces, so you know, that is addressed in the plan as well. So I just wanted to commend all of you and thank you again for all of your hard work.

Gail Whitney, 31 Old Hatchery Lane: I'm also the executive director of the Newington Chamber, I just have two comments. Please keep Mill Street closed because I almost got hit there a couple of times when I was walking across the way, and also, I like the town center. I mean, I'm very big about the town, it's starting to look great, the parking lot is looking fantastic and I'm very excited about expanding businesses there, which will grow the Chamber too. Thank you.

Rose Lyons, 46 Elton Drive: Twenty-four hours ago this presentation was given to the Town Council. I'm glad to see the Councilors Cohen and Masinik are here tonight and I hope that the other Councilors are either watching on NCTV or will watch the re-run before the next

town council meeting. Last night one of the developers appeared in front of the town council and there was some discussion regarding the high density housing wording that you have in your 2020 Plan. I'm here tonight to voice my opposition to high density housing no matter where it is, no exceptions. In looking at the Plan, I was especially interested in your ideas as to how to protect our neighborhoods. As I have told many of you times before, I'm a life long resident of Newington. I'm saddened and dismayed and shamed of the condition of not only some of the residential homes but some of the commercial areas as well. In my opinion, there has been much too much emphasis placed on the revitalization of our center, yet little has been done to clean up the areas surrounding it. Plans are being made for the future of pathways and bikeways, yet the ones that we have in existence for over fifty years, for example the one that is near and dear to my heart, at the end of Elton Drive, which runs up to Willard and to Main Street has gone unattended for over ten or fifteen years now. I could be mistaken, but I don't believe that there are any provisions in the new municipal parking lot or at any of the businesses in the area to have bike racks. There are people in town, not myself, that use a bicycle as a mode of transportation. It would have been nice to see something in place for those who want to bike up to the center. For over twenty years I have watched a house on Summit Street sit unoccupied, then start to be remodeled and as of this date, I don't believe that there is anyone in that house. It only serves as a parking lot for unregistered vehicles. People have come up to me, because they have seen me go to Town Council meetings and asked me, what can I do? I said, call the town hall. Well, we've called the town hall. I'm delighted to hear that the Town Attorney will be working with you to put some bite into the blighted property ordinances, however we can make as many laws as we want, but unless we have someone to enforce them, there's not going to be much of a change. We need to be the change that we want to see in our town. Those who come out in opposition to the original 2020 Plan last fall are a good example of how we can make the change. We, the residents need to start attending the town Planning and Zoning Commission meetings, the Town Council meeting, or any other meeting to voice our opinion. Our quality of life here in Newington depends on it. We need to protect, maintain and preserve what we have. The Plan for the future is all fine and good, and I commend you for the Plan that you have presented to us, but I would hope that in these hard economic times when there may not be much change because there is not a lot of money out there, that we can work with the laws that we have in this town and work on the blighted properties, work with the areas that are not being developed, such as Northwood Plaza. The center looks great, granted, but just one block away, we have a mess. Thank you for your time and all of the effort that you put into this Plan. You can tell by looking at it that a lot of thought was put into it. Please leave it the way that it is. Thank you.

Kevin Bowen: First, I'm really up here to congratulate the Commission. I think this Commission has set the standard for public bodies that had a document, listened to the public, listened very carefully, did an awful lot of work, and incorporated an awful lot of the recommendations that they brought forth to you. Also for your openness, keeping all of your meetings open, and even in the future, to keep them open further for more input, and that's really, and also, by the way, I love not having a three minute rule. I think you have allowed some people to express a lot of good ideas that might have been lost if you had a time limit. The only thing that I would like to see more in the document is an emphasis on traffic. You have addressed many many of the issues in town, but I think traffic is a major issue now and is going to be even a bigger issue in the future with any kind of development and I think the document is a little bit light on addressing that issue, but otherwise this is an outstanding document that I think truly captures what the public was asking you to do, so really the main reason for my coming here today is to say congratulations and thank you for your efforts.

Carol Wijotowicz, 56 Gail Avenue: I too would like to thank this committee for an outstanding job. I know how much time, and how much grief we all gave you but you did a fabulous job. I

too am part of the open space committee so of course I was pleased to see that the open space and the land preservation is one of your highest priorities however, we all know that even though we are committing to preserving our open space, we must be sure that we have the commitment of all of the committees in the town. I also want to say that I was very pleased to see that the higher density housing is very frowned upon in this town plan, and I just want to say that there was some wording in there that said, that made some references to some kind of housing near the busway stations or the rail stations, and I'm just hoping that it does not include any type of high density housing, which of course takes away from our small town feel anyway, so thank you very much for all of your hard work. This is great.

Chris Masinik, 50 Theodore Street, Town Councilor and Member of the Open Space Committee: We had heard this presentation at the Council meeting last night, and I just wanted to reiterate the comments that I had said during the Council meeting last night also. It is, I know I'm a little redundant because I would pretty much say what the other speakers have already said, that I was very impressed with the way that you really listened and you really responded to the public, and also you ought to be commended for keeping your meetings open and encouraging the public to come out and speak. Some of the wording that I was very happy with was you know, discouraging the high density housing, keeping the open space and also reusing the space that is currently available in the town, or if developed now, but it's fallen into disrepair, that we use that. I have grown up in this town also, and I didn't want to see it become like some of our other neighboring towns, where it might be a condo city, or it might be, you know there's just so many other things that you can do with some of the other land, and I was glad to see that you are encouraging that type of small town feel that Newington is unique. I believe that Newington is unique in that it gives a lot of services to its residents. It may not be the most glamorous or the town that on the surface is a wonderful looking town but when you actually get down to the meat of things, they don't do things for their citizens, because I think Newington has always put an emphasis on the needs and the services of the residents. One of the other things that I liked about the, I said it last night and I'll say it again, that there really didn't seem to be absolutes in here, absolute, you know, thou shall not, thou shall, or something, that you will be able to entertain and listen to things that come across your table because I will admit, I'm one of the people also who may think that a development of a particular piece of property is bad, and I don't want another, similar type of business, and yet when it is built, it actually is a benefit to the town, and I have to say that I was wrong on that, so I trust that you know your job better than I know your job and I just want to say also that I think that it's, this third draft is been a very good addition to our town and I wish you a lot of success with it and gratitude to you as well. Thank you.

B. PETITION 06-10 – 425 New Britain Avenue, Unit A, Rotundo Enterprises LLC owner, Burim and Elmedina Hasani 75 Seymour Street, Bristol, CT 06101 applicant, Request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District. Continued from April 14, 2010.

Commissioner Lenares recused himself from PETITION 06-10.

David Puckers, Southington, Ct: I believe when we left the meeting two weeks ago, the remaining question was that of parking. I would like to bring out that the parking requirements although they are very low by your regulations, two parking spaces, the majority of the business for a take-out pizza restaurant is not during the same hours that the majority of the business for the remaining tenants of the building is. Take out pizza is primarily an evening, after five o'clock situation. A little bit of it is at noon time, a small percentage of it, very little during the day light hours, in fact, they don't even open up until around noon. We have a bunch of photographs that were taken by the owner of the property. They are all dated, they show times, they range from some noon hours to some evening hours. I'd like to

present those to the Commission to show the usage of the existing parking facilities at the time that we believe that the restaurant or the take out facility would be utilized.

Chairman Pruett: Thank you. Anything else, sir?

David Puckers: I have nothing else to add.

Chairman Pruett: Okay. Staff comments, Ed?

Ed Meehan: The only thing I would add is that I did talk to the applicant right after the public hearing began and suggested that he photo log his hours of operation there, document to the Commission about some of the concerns raised. I did make three casual stops by the plaza over the course of the last two weeks, only one time did I see that there were like five vacant spaces. Most often, the other times that I was there, there were sufficient spaces for a restaurant of this type, a take out, in my opinion. There wasn't any problem as far as parking, but I think the documenting and the pictures are important and we should review those before you make a decision.

Chairman Pruett: Thank you. This is a public hearing, is there, well, let me ask for Commissioner comments on the Petition so far. Members of the public, anybody wishing to speak in favor of this petition? Anybody wish to speak against this petition? State your name and address for the record.

Tom Riccus, 625 Maple Hill Avenue: I have three concerns with this petition that I would like the Commission to take into account. One is the parking situation. I know that photos were logged and you are probably looking at them. I don't have any photo logs, but depending on what days you take those pictures, they will look different. I have been at 625 Maple Avenue for over thirty years now and it's directly across the street from this location, well in advance of how long this plaza has been there. The parking situation basically I just want to reiterate what Commissioner Aieta's concerns were last meeting, that this site is not offering enough parking to house these specific four businesses. As mentioned in the last meeting, if these four businesses are located on the site, twelve to sixteen, eighteen parking spaces will be occupied by employees, leaving no room for customers. Hence, why there is parking in the fire zone today. Prior to coming here today, 6:30, I did drive by this plaza. There were eleven cars in the parking lot and one in the fire zone, which leaves about six spots open for people to park, and this is a Wednesday which is not really a busy day. I just want to remind the Commission that prior to this plaza being built, one business occupied the same space and had two entrances and exits. I'm sure when the plaza was built, businesses were granted licenses and best decisions were made based on the information available at that time, but things do change.

Things to be considered today, have the current businesses' needs grown requiring more employees and space and even though the current foreseen needs for this restaurant are one delivery driver and a few employees, will this restaurant need to go up, maybe three employees and two delivery drivers? What happens then?

I am all for new business development in Newington but not at the cost of existing ones. I would like to see existing businesses in this plaza have the potential to grow instead of limiting them. This is not to say that current space should never be occupied but unfortunately under the circumstances a different type of business would be better, good for the plaza and the businesses that occupy it today.

Another concern with this business is the increased in and out traffic of that plaza. A delivery vehicle and customers constantly driving in and out of that parking lot are likely to increase enough traffic dramatically compared to its current state, not to mention added volume to an

already congested intersection. Taking a left turn out of that parking lot is tough enough to do once a day, never mind repeatedly.

The third concern is that a restaurant would also require a need for the wholesale distributor's delivery. These trucks are not small by any means, and make deliveries during business hours and that's all business hours. The way that the parking lot is designed, with the single entry/exit location, these delivery trucks will cause many more problems in that parking situation and that parking lot in general. Imagine a distributor truck, like Coca-cola or Pepsi pulling into the parking lot and occupying a quarter to a half of it and making a delivery and then once everything is completed, backing out the same way that it came in. This will be a reality on several occasions with various distributors during the week, unless of course the fire lane is used as a parking space. Thank you.

Chairman Pruett: Thank you. The applicant has the opportunity to rebut the comments. State your name and address for the record.

Burim Hasani, 425 New Britain Avenue: I would like to make a comment. My business is obviously a lot of cars, like you said. But my business is a very small business. If it is necessary I won't put in any tables, you know. My business needs only two cars, parking. I don't know why it is a problem for two cars. That business has already been there with six cars parking. I'm only asking for two or three, top, and I would to say, you know, maybe we can do this.

Chairman Pruett: Thank you. Any other persons from the public wishing to speak, for or against this?

Rich Rotundo: For the record, I am the owner of the plaza. We do not have any issues with parking. There are spaces, there are certain days that it does get busy, but for the business that my tenant wants to try to put in this place, it's a pizza restaurant, it's a take out, he has a delivery drivers, there aren't going to be any issues with pulling in and out, there never was, I don't even think that there was ever an accident at this site, so these concerns that he addressed were I think, a little dramatized. I think my client also, for the record, all he needs is two parking spots, that's it. If you look at the pictures, it will prove that there's multiple spaces. Thank you.

Chairman Pruett: Thank you. Anyone else from the public?

Commissioner Pane: I think we should close this Petition, Petition 06-10. We've gotten all of the information, we've had it open for two meetings now, and we can take the information that we have gotten from both parties and try to work something out. I don't see any reason to leave this open longer.

Chairman Pruett: Agreement? Okay, we are going to close this petition. Thank you.

C. PETITION 08-10 44 Pane Road, Michael A. Gronski applicant, 54 Pane Road LLC owner requests amendment of Special Exception Petition 7-98 February 25, 1998, conditions of approval, PD Zone District.

Chairman Pruett: Is the applicant here?

Ed Meehan: Mr. Chairman, Mr. Gronski e-mailed me late this afternoon and asked that the Commission continue this. He had to go out of town, so this will carry over to May 12th.

Chairman Pruett: Okay.

D. PETITION 09-10 – Market Square, Newington Chamber of Commerce, 1046 Main Street, Newington, CT 06111, contact David Johnson, 2315 Berlin Turnpike, Newington, CT 06111, Town of Newington owner, request for Special Exception Section 3.2.8 Special Event Classic Car Show, June 10, 2010. Market Square from Constance Leigh Drive to Main Street.

David Johnson, 52 Pheasant Run, Newington: Good evening. I'm here on behalf of the Newington Chamber of Commerce. We are planning to hold our fourth annual Cruising Newington Classic Car Show on Market Square on Thursday evening, June 10th with rain dates of June 17th and June 24th. I passed around a memo outlining the event and time line of that evening. Essentially we would ask the town assistance in closing Market Square between the times of 5:30 and 8:00 for the show and close the street for parking at 2:30 to prepare and remove any parked cars, excuse me, request cars to be removed, close to traffic at 4:00, begin parking the classic cars at that point and the show begins at 5:30. Connecticut Street Legends is the car enthusiasts that we are partnered with in years past. They will again be assisting us with this show. They will set-up a d.j. booth across from, right near the public access to the municipal parking lot on Market Square and we will also have some vendors that are helping to support the show and pay for the show on Market Square itself. If you have attended the event in the past three years you will know that it's hugely popular, both with the cars that come to display and also with the residents of the Town of Newington so I would respectfully request that you approve our request to hold this show and grant our Special Exception this evening.

Chairman Pruet: Thank you. Staff comments, Ed?

Ed Meehan: The only thing that I would say is that over the past years since this has started the logistics of getting this organized have only gotten better and the number of people who attend it, last year was quite large, it went off very well, the only problem sometimes is the weather. The Town Staff will get together with the applicant and Chamber people prior to the event, and will coordinate services that we provide to support it and make sure that it comes off as it has in the past.

Chairman Pruet: Very good. This has always been very successful and I congratulate you on continuing this every year. Commissioner comments?

Commissioner Aieta: I think we should close this and move it to Old Business so that we can act on it. This is something that has come before this Commission in the past, it's a town function and I don't think there is a reason to hold it up for another meeting. They will be able to start working on the town support that they have to get done.

Chairman Pruet: I agree, and as Mr. Meehan had said, it's an ongoing thing, we have everything in the process to continue on and I agree with you. If that is the consensus of the Commission? Okay, we are going to close this. Is there anyone from the public wishing to speak for this? Anybody against it? Okay, we are going to close this on the Commissioners recommendation.

David Johnson: Thank you.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes.)

None.

IV. MINUTES

April 14, 2010 Regular Meeting

April 14, 2010 Special Meeting

Commissioner Pane moved to accept the minutes of the April 14, 2010 Regular Meeting and Special Meeting. The motion was seconded by Commissioner Anest. The vote was unanimously in favor of the motion, with seven voting YES.

V. COMMUNICATIONS AND REPORTS

None.

VI. NEW BUSINESS

A. PETITION 05-10 – The Hidden Vine Restaurant, 1052 Main (rear) Motta Investments owner, Salvatore Motta 12 Cumberland Place, Rocky Hill, CT 06067 applicant, Request for seasonal outside dining, Section 3.11.6, B-TC Zone District.

Salvatore Motta, 12 Cumberland Place, Rocky Hill: Owner of the Hidden Vine Wine Bar, just going for an application to go ahead and do outdoor seating for seasonal use, and I have some pictures here, we're doing some work in the front of it. So we are going ahead and putting, it's going to be three four tops and then four two top tables for a total seating of about twenty people outside. We are going to have a three feet fence that is going to be going across the actual sidewalk that has been put in front of the actual paving that I just did the work in the front of the restaurant and I would like to go ahead and get it done as soon as possible just, I have all the tables and chairs and it's a long process after I get the okay from you guys I have to go to the Health, Fire Marshal, and I have to submit the actual paper work to the State Liquor Commissioner and that could take a couple of weeks, a couple of months, especially with the season, I would like to get it done as soon as possible.

Chairman Pruet: Okay, thank you. Staff comments, Ed?

Ed Meehan: This outside patio, all the table seating is on private property. The fence that Mr. Motta spoke of is set behind the sidewalk so there are no people with liquor standing on the sidewalk and they coordinated with the adjacent public walkways now that serve the municipal parking lot and the walk way out to Main Street. It's something that the Planning and Zoning Commission brought into your regulations five or six years ago to again enliven the town center and so this type of use in the municipal parking lot is I believe what the Town Council and the Economic Development and the Chamber and TPZ are looking to achieve in the town center.

Chairman Pruet: Thank you. Commissioner comments?

Commissioner Pane: I think this is going to be a nice asset to the town center. I would just ask the applicant if possible when he does his necessary fencing around the patio area, if he could incorporate maybe some landscaping in some planters or something to bring some green area to that area. Thank you, Mr. Chairman.

Chairman Pruet: Consensus is to close this, and we will move forward on it. Thank you.

VII. OLD BUSINESS

- A. PETITION 07-10 – 451 New Britain Avenue, Unit F, Newington 451 owner, Peilin Lu 30C Nanel Drive, Glastonbury, CT 06033 applicant, Request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District. Public hearing closed April 14, 2010. Sixty-five day decision period ends June 16, 2010.**

Commissioner Pane moved that PETITION 07-10 – 451 New Britain Avenue, Unit F, Newington 451 LLC owner, Peilin Lu 30C Nanel Drive, Glastonbury, CT 06033 applicant, Request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District, be approved based on the occupancy of Unit F, approximately 900 square feet, with the public restaurant area not to exceed 330 square feet for table and counter seating of 12 persons.

This Special Exception is granted for this particular restaurant use and is not transferable or assignable to another restaurant use without prior approval of the Commission.

The motion was seconded by Commissioner Camerota. The vote was unanimously in favor of the motion, with seven voting YES.

Chairman Pruett: We have another draft suggested motion which Commissioner Aieta suggested that we bring into Old Business tonight.

Commissioner Camerota moved to add PETITION 09-10 to Old Business. The motion was seconded by Commissioner Anest. The vote was unanimously in favor of the motion, with seven voting YES.

**PETITION 09-10
Market Square Chamber of Commerce
Classic Car Show**

Commissioner Carragher moved that PETITION 09-10 – Market Square, Newington Chamber of Commerce, 1046 Main Street, Newington, CT 06111, contact David Johnson, 2315 Berlin Turnpike, Newington, CT 06111, Town of Newington owner, request for Special Exception Section 3.2.8 Special Event Classic Car Show, June 10, 2010. Market Square from Constance Leigh Drive to Main Street be approved with the following conditions:

1. Newington Chamber of Commerce shall be responsible for notifying businesses and property owners abutting Market Square and inform them of this event and the need to reschedule business and remove vehicles from Market square the afternoon of the car show.
2. Newington Chamber of Commerce shall coordinate with the Police Department the hiring of officers to assist with traffic control.
3. Food vendors shall contact the Central Connecticut Health District and obtain any required permits.
4. Town of Newington Event Application form shall be completed and the required insurance coverage certificate filed with the Town Manager's office prior to June 4, 2010.

5. This event is approved for **Thursday, June 10, 2010** rain dates are June 17th or June 24th.

The motion was seconded by Commissioner Casasanta.

Commissioner Pane: Mr. Chairman, Do you think, on a couple of occasions we have made this for a couple of years for some of these events. Do you think that since this has been going on so well for the Chamber, that if the other Commissioners don't have a problem with it, maybe we could, is it possible that the Town Planner could make this available for next year too, without having to come to us, and then it might save them some time.

Chairman Pruett: We have done that before in the past, and I think it is an excellent idea since this is a very well run event. If we could put that in the record there, Ed, for.....

Ed Meehan: I suggest that you make it part of your motion, two or three years, whatever the Commission's favor and we'll take that into account. We still work with the applicants, they can still do an events ordinance application for insurance and so forth anyway.

Commissioner Pane: But they can work the details out with the Town Planner, so number six could be added that; this event could take place for an additional two years provided everything meets with the Town Planner's approval.

Chairman Pruett: That is an amendment to the motion, is there a second?

The motion was seconded by Commissioner Schatz. The vote was unanimously in favor of the motion with seven voting YES.

Chairman Pruett: I'll add my two cents. I urge the public to go to this event, it's an excellent family event for everybody, whether you are a classic car enthusiast, you can get out and visit Newington and have an excellent time.

VIII. **PETITIONS FOR SCHEDULING** (TPZ May 12, 2010 and May 26, 2010.)

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010, Chapter 126 Section 8/23, continued from April 28, 2010.)

Ed Meehan: A couple coming forward, again, the Town Plan of Conservation and Development still open for a public hearing and there will also be another town center event for the Farmer's Market which requires a public hearing and approval. It's up for scheduling and that's about it right now.

IX. **PUBLIC PARTICIPATION**
(For items not listed on agenda)

None.

X. **REMARKS BY COMMISSIONERS**

DRAFT 2020 Plan of Conservation and Development (POCD)

Chairman Pruett: I'll start it off. Again, I want to publicly thank my fellow Commissioners for an excellent job on working on this ten year plan. A lot of hard work went into this. I think the public is receptive to it. We are going to keep this open. We have a tentative date to close it

on May 12th, providing the Town Council gets their revisions or concerns or comments back to us. If not, we'll continue to keep it open.

I also would like to recommend that we have Art Hanke, our Zoning Enforcement Officer to come to our next meeting and we will discuss his duties and his zoning enforcement report. He will be available for us, and I think we have discussed this in the past, and if we put that on the agenda it will be very helpful and insightful to the committee.

I also would like to, I discussed this in the past, that I would like to take a look at our existing rules and regulations. I think we have most of our laborious work completed on the ten year plan. I'd like to look at our existing regulations and we could do a sub committee if we have Commissioners who are interested in doing that, if you would contact me later on, and if we have a volunteer we could set forth with that in the procedure and also keep in mind that any Commissioner can submit your concerns or ideas to the sub-committee or the Commission itself.

Commissioner Pane: Mr. Chairman, I would just like to state that I think that the Chairman and the Town Planner did a exceptional job last night presenting this Plan to the Council. I think that you guys did a very nice job in answering the questions of the Council and I commend both of you for a job well done. Thank you Mr. Chairman.

Chairman Pruet: Thank you for your comments.

Commissioner Casasanta: Mr. Chairman, thank you. First, I have a couple of comments that I would like to make regarding the 2020 Plan. First of all, my apologies to the other Commissioners for not being able to participate in the special meeting that everyone had in the preparation of this draft. Unfortunately my work commitments prohibited me from being about to do so, but I know that my fellow Commissioners spent a lot of time, a lot of effort in preparation of the draft and they have done a fine job, and it is not the intent of my comments to renew discussions or debates, but I feel as if I would be remiss if I at least didn't put my two cents in, in terms of some of the things that I came across. Having the opportunity to give the document the attention that it deserves, I was reminded of some of the comments that were made a few weeks ago by a couple of individuals regarding the Plan being perhaps too detailed and not strategic enough. I agree with those comments, I think it lacks the flexibility to adapt to changes. The town and surrounding areas have changed significantly in the past ten years, and they will probably change even more significantly in the next ten years. I just feel as though some of the language in the Plan is language more regulation rather than language indicating a strategic nature, and I just fear that should Newington's needs change significantly in the next ten years that this plan can potentially hinder those changes, so I just wanted to get my comments out there for the record. Thank you.

Chairman Pruet: Thank you, and if you have anything specific Mike, you can bring it forward to our next meeting for discussion and we would appreciate too, if you have something concrete you would like to submit.

Commissioner Aieta: I think that tonight's meeting with the public comments confirmed what the public has been coming before this Commission on several occasions and confirms to this Commission that the Plan, when we talk about high density housing is a nerve that is stimulating people to come out on several occasions and give us their input and we heard that, and we reacted to it. I didn't see anyone here tonight that came up and talked that said they were in favor of high density housing, and continuing high density housing in the Town of Newington. You have to remember that this town is to the point where it's almost completely built and there are very few pieces of land left that would lend itself to high density housing and the parcels that could possibly be changed from commercial to residential to accommodate high density housing would be spot zoning in my opinion because you would

only be considering changing one parcel in the midst of a zone that was, you can't just go in and change one parcel, you have to change that whole area and re-zone the whole area. You start changing properties where everything else is (inaudible) around it, to accommodate a developer who wants to put in high density housing, is in my opinion, spot zoning. You have to be very careful on how you proceed and we have taken the opportunity to have the public come in and listen to them, and that is reflected in the Plan specifically with that language.

Chairman Pruett: Thank you. Further comments from Commissioners?

Commissioner Lenares: On a little bit of a lighter note, no doubt after we have looked at this plan and studied it through in terms of language and what not, I just would like to point out and we touched on this a little bit, that example of that car show, that we are working with to promote within the town, is an example of that small town feel that we have here in town. We should support these types of events, promote them, encourage them, this is a great example of the small town feel that we have.

Chairman Pruett: Very well said. Any other comments?

XI. STAFF REPORT

None.

XII. ADJOURNMENT

Commissioner Pane moved to adjourn the meeting. The motion was seconded by Commissioner Camerota. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Norine Addis,
Recording Secretary